



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Downtown Parking Issues – Amend Traffic Resolution to Adopt Angle Parking at Various Locations and Modify Permit Fee

MEETING DATE: June 21, 2000

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council review the various downtown parking issues, concur with modifying permit and time restriction areas recommended, and adopt the attached resolution amending Traffic Resolution 97-148, Section 4, by approving angle parking on portions of School, Sacramento, and Locust streets, and Section 6 to reduce Zone B permit fee from \$30.00 to \$15.00 per quarter.

BACKGROUND INFORMATION: At the May 3, 2000 City Council meeting, staff was directed to work with the DLBP to address their concerns with the shortage of parking in the northern downtown area. DLBP's concerns heightened with the knowledge that the theater construction will begin this summer and 119 parking spaces will be eliminated. Since that Council meeting, the DLBP has had several meetings to discuss solutions to help alleviate any parking shortages that the downtown customers and merchants will experience until new parking facilities are completed. The first meeting was hosted by DLBP and approximately 25 people were in attendance, including 1 Council Member. Lew VanBuskirk, DLBP Executive Director, did an excellent job presenting the issues with the assistance of Shawn Mazzanti, DLBP Board President. After a thorough discussion, the DLBP determined that several options were viable and presented those to the DLBP Parking Committee as well as the Board of Directors. After several recommendations were agreed upon, the DLBP met and determined another solution would help alleviate the parking problems. Staff met with Executive Director and refined the recommendations. The DLBP recommendations are presented below:

1. Create a core area with short-term parking (2-hour time restriction, with some 30-minute parking) with increased parking fines.
2. Create several permit-parking zones utilizing both City lots and on-street parking spaces and reduce the permit fee.
3. Replace the parallel spaces with angled-parking spaces on the following streets:
  - School Street between Locust Street and Lockeford Street, east side.
  - Sacramento Street between Lodi Avenue and Walnut Street, east side.
  - Sacramento Street between Elm Street and Lockeford Street, east side.
  - Locust Street between Church Street and Sacramento Street, north side.
  - Pine Street between Lee Avenue and Church Street, south side.
4. Increase enforcement in the downtown area.
5. Provide downtown permit parking in the Civic Center parking lots.

APPROVED: \_\_\_\_\_

H. DIXON FLYNN -- CITY MANAGER

The following provides information related to the above solutions:

1. Core Area Time Restriction and Increased Parking Fines – The intent of these solutions is to provide customer parking in the core area and encourage employees to park outside this area. The core area will continue to have the 2-hour restrictions with the 30-minute spaces conveniently located for customers near the appropriate businesses. The DLBP recommends increasing the parking fine to encourage employees to park outside the core area. The current fine for parking "overtime" is \$8.50. The DLBP recommends increasing the fine to \$15.00. Staff has contacted several agencies and their fines are presented in the appendix. The DLBP also recommends increasing the fine for parking in a permit area without a proper permit from \$12.00 to \$24.00. If Council concurs, this recommended bail schedule will be forwarded to the Municipal Court Judges for approval. After they approve the bail schedule, staff will bring this item back for City Council approval and adoption of a resolution.
2. Several Permit Parking Zones Outside Core Area and Reduced Permit Costs – DLBP recommends assigning permits to specific zones which allows an employee convenient parking in their assigned areas. Currently, the downtown permits are valid in all downtown permit spaces. Along with this solution, the DLBP also recommends reducing the current cost for permits from \$30.00 per quarter to \$15.00 per quarter. With this reduction, the cost of a 3-month permit will be similar to the fine for parking overtime in a 2-hour area. The lower permit costs will also encourage the downtown businesses to purchase parking permits for their employees.

In addition, it is recommended to oversell the permits by a very small percentage, less than ten percent. Presently, the number of permits sold is about 270 and there are 141 permit-only stalls plus 57 stalls marked "2-hour or all-day with permit". The City will work with the DLBP to assign permits to the merchants who wish to pre-purchase several permits based on employment location and parking area. The remaining permits will then be available for employees and the general public. If Council concurs, the Finance Department will sell additional permits for designated areas and the Public Works Department will install appropriate signs. As shown in Exhibit A, several spaces on street and in the parking lots will be assigned for permit use. The existing 2-hour parking zones on Oak, Pine and Elm streets between Church Street and Pleasant Avenue are not shown on the exhibit and will remain in place.

These recommendations (not including the permit fee) can be monitored and modified administratively to respond to changing conditions since City Council has give the Public Works Director authority to approve downtown time restrictions and permit areas. After the parking structure is completed, staff will reevaluate the parking time restrictions and permit areas and work with the DLBP on any changes.

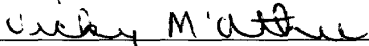
3. Angled-Parking Spaces – As shown in Exhibits B through D, over 33 additional spaces can be installed by converting the parallel to angled parking spaces on portions of School, Sacramento and Locust streets. Staff recommends City Council approve the angle parking at these locations. However, we do not feel angle parking is appropriate or necessary on Pine Street west of Church Street. Converting the block between Pleasant Avenue and Church Street (south side) would increase the number of stalls from 12 to 20. Since the area is to remain 2-hour parking, and we routinely see spaces available, there is no need to add 2-hour spaces. We may be able to add some all-day parking stalls on the streets west of Church Street and will work with the DLBP on this.

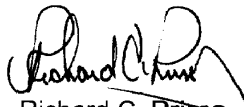
4. Enforcement – DLBP requested City staff increase enforcement in the downtown area. The Finance Department will provide the increased enforcement using current staff and will evaluate the additional workload on a need-be basis. Enforcement is necessary to encourage the downtown employees and merchants to park outside the core area and by having available parking to attract the customers.
5. Permit Parking in the existing Civic Center Lots – The 42-space parking lot located at 207 West Elm Street is currently available for City staff, Zone B (downtown) permit users, and jurors. The DLBP recommends assigning a permit zone in this lot. Staff will monitor this Elm Street lot to determine if reserved spaces are needed for jurors on Thursday only (jury day). Staff feels the City is obligated to provide convenient parking for jurors and, if needed, will install jury-duty restrictions in this lot. Also, there are currently reserved spaces for the non-emergency fire vehicles in this lot.

The DLBP also recommended providing downtown permit use in the Civic Center lot located east of City Hall. Staff recommends signing this lot for public parking after hours to allow downtown patrons additional parking. The Elm Street lot west of the Public Safety Building is currently available for public parking. Several spaces in this lot are reserved for Municipal staff and Police Department undercover officers. This lot will remain unchanged and available to the public.

**FUNDING:** Funding from the Street Maintenance Account for striping and signing modifications on street and in the lots will cost approximately \$8,000.00. Permit revenue will be reduced by approximately \$3,500.00 to \$3,750.00 per quarter.

Funding Available:

  
Vicky McAthie, Finance Director

  
Richard C. Prima, Jr.  
Public Works Director

Prepared by Paula J. Fernandez, Associate Traffic Engineer, and  
Rick Kiri, Senior Engineering Technician

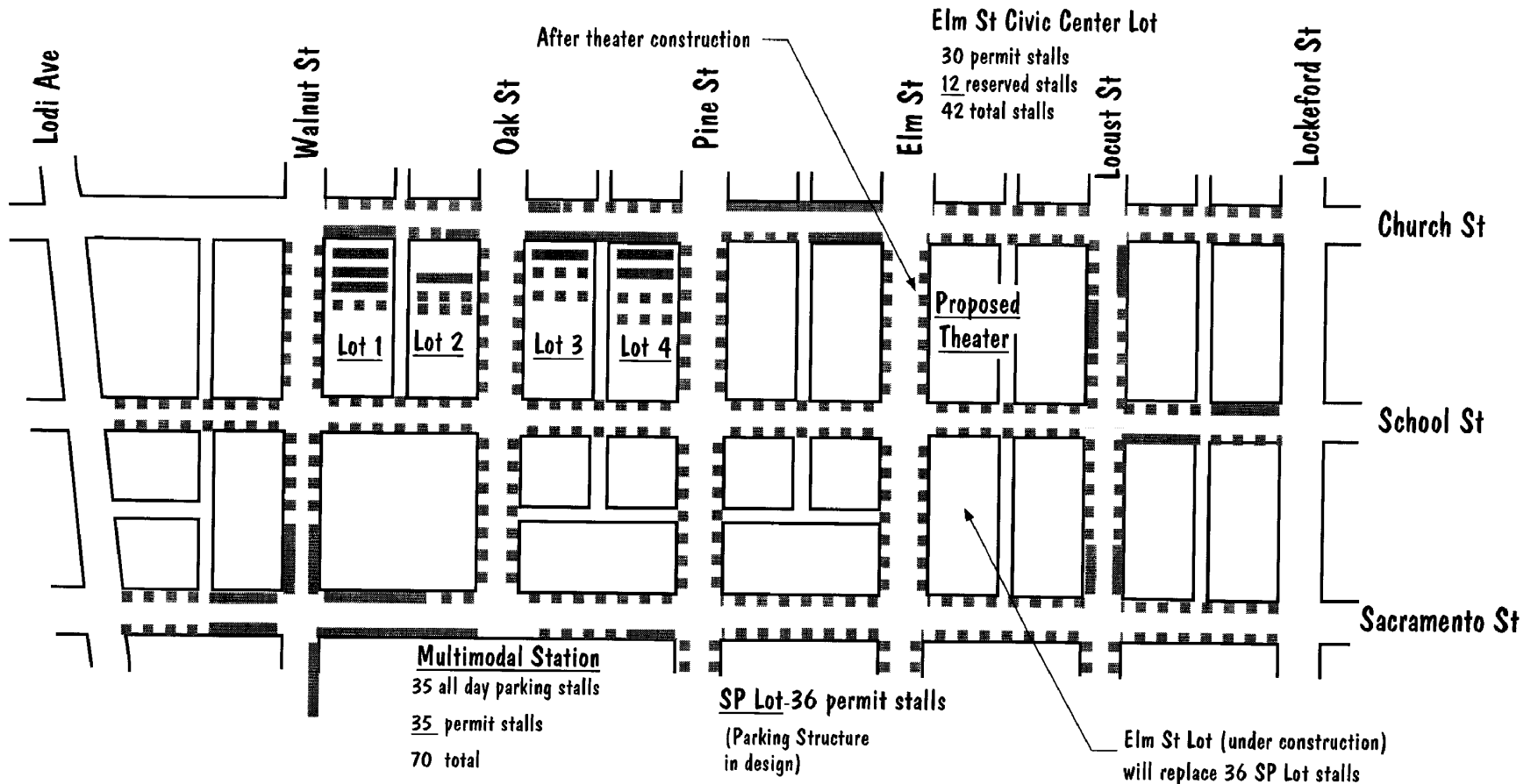
RCP/PJF/RSK/lm

Attachments

cc: City Attorney  
Finance Director  
Finance Support Services Supervisor  
Parking Enforcement Assistant  
Economic Development Coordinator  
Street Superintendent  
Community Development Director  
Police Chief  
Associate Traffic Engineer  
Downtown Lodi Business Partnership Executive Director and Board Members  
Municipal Court Judges  
Affected School Street, Sacramento Street, and Locust Street Businesses

# DOWNTOWN PARKINGTentative Temporary Parking Modifications

North 



**NOTE:** All other parking limits remain unchanged.  
Temporary modifications to remain until  
parking structure is completed.

### LEGEND

- ■ ■ - Core Area, 2 hour with some 30 minute or 4 hour parking
- ▬ - Proposed permit parking

May 2000

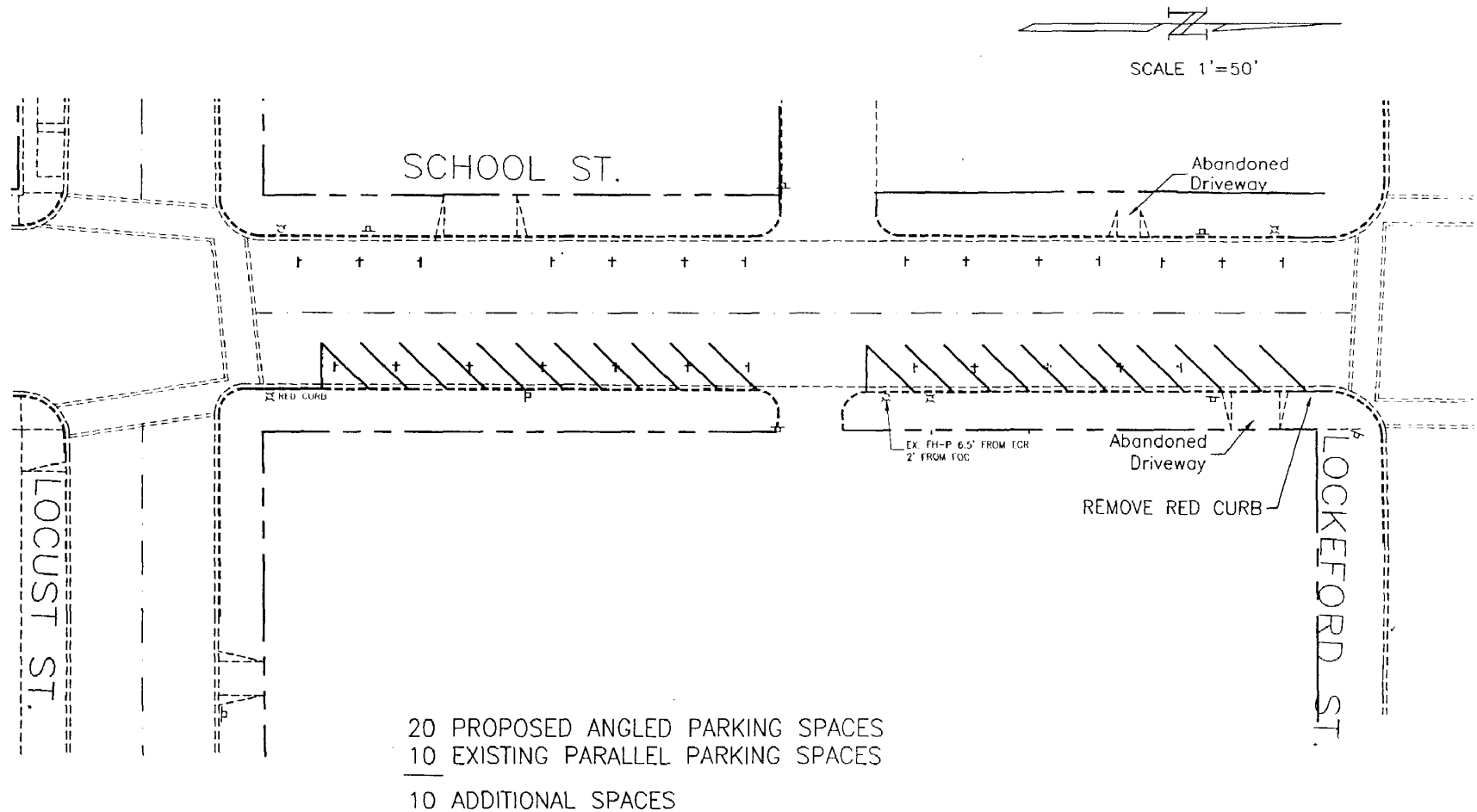
L:\Traffic\Dwnpark



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## PROPOSED ANGLE PARKING East Side of SCHOOL ST. LOCUST ST. to LOCKEFORD ST.



M:\OPEN\EXHIBITS\DTOWN\SchoolPark(Locust-Locke)

Exhibit B

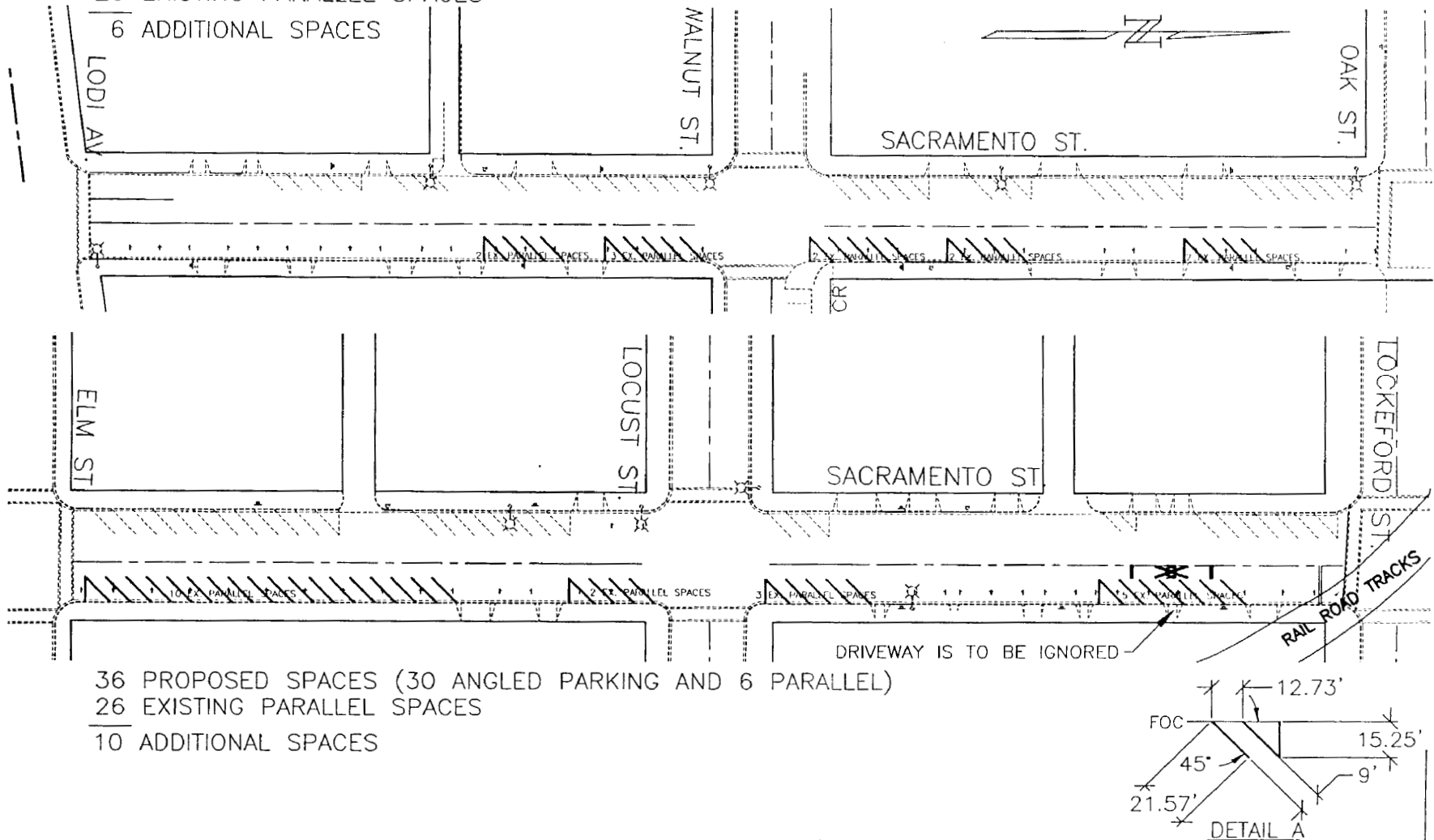


# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## PROPOSED ANGLE PARKING East Side of SACRAMENTO ST. LODI-OAK and ELM-LOCKEFORD

- 26 PROPOSED SPACES (17 ANGLED PARKING AND 9 PARALLEL)
- 20 EXISTING PARALLEL SPACES
- 6 ADDITIONAL SPACES



- 36 PROPOSED SPACES (30 ANGLED PARKING AND 6 PARALLEL)
- 26 EXISTING PARALLEL SPACES
- 10 ADDITIONAL SPACES

M:\OPEN\EXHIBITS\DTOWN\SACPARK(LODI-LOCK)

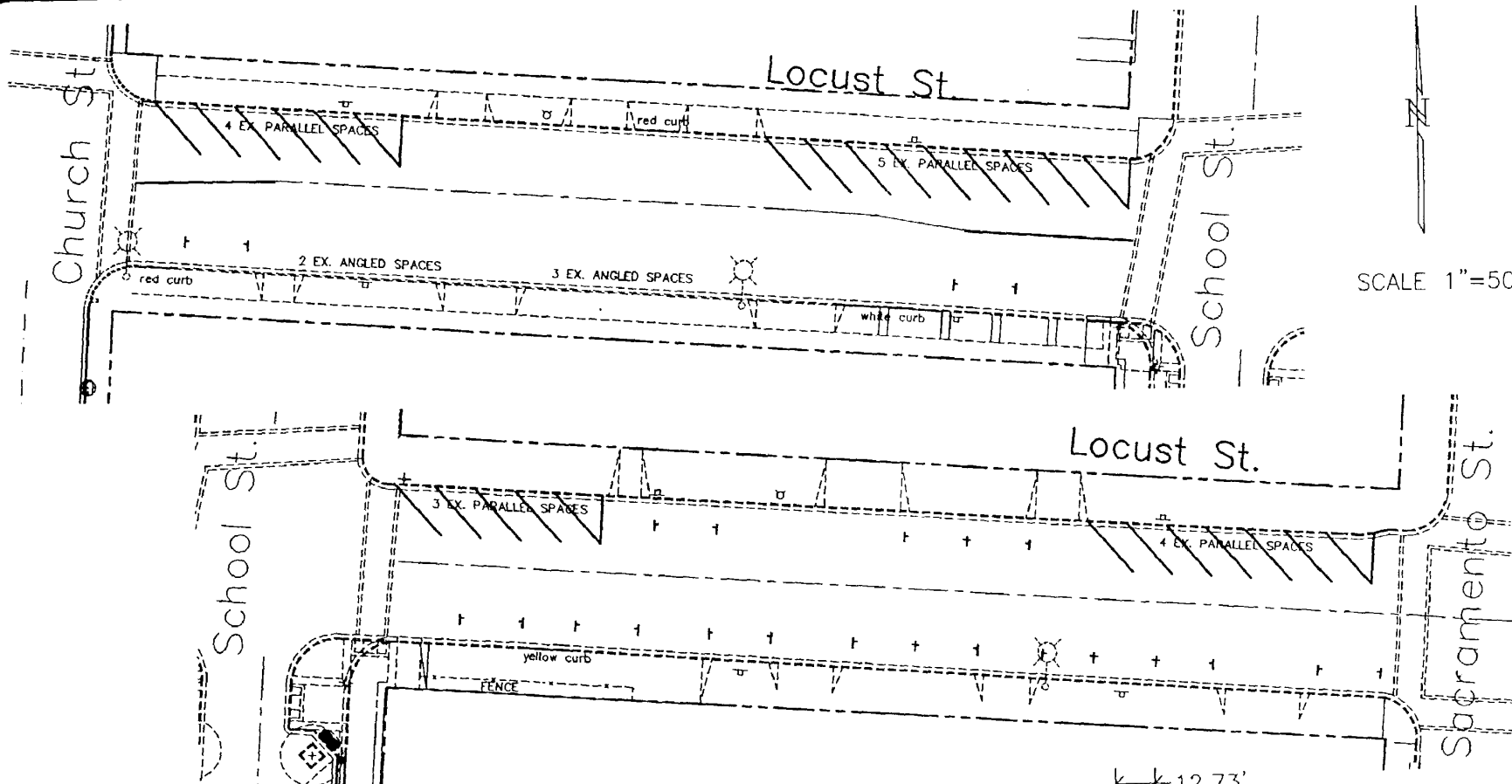
Exhibit C



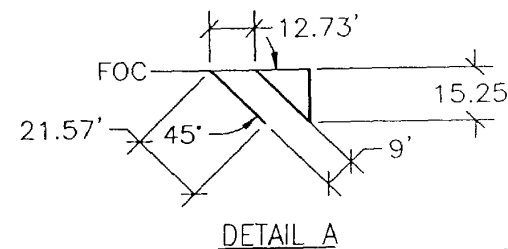
# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## PROPOSED ANGLE PARKING North Side of LOCUST ST. CHURCH ST. to SACRAMENTO



26 PROPOSED SPACES (23 ANGLED PARKING AND 3 PARALLEL)  
19 EXISTING PARALLEL SPACES  
7 ADDITIONAL SPACES



DETAIL A

M:\OPEN\EXHIBITS\DTOWN\LOCUSTPARK(CHUR-SACTO)

Exhibit D

## Appendix

### Suggested Downtown Parking Modifications

The following provides suggested parking modifications that were not recommended or do not need Council action:

1. Trolley – The DLBP members agreed that a trolley service would benefit the downtown business owners and employees, as well as the downtown patrons. Staff began researching the availability and costs of leasing a trolley. The DLBP members were interested in finding sponsors to fund the trolley. The City's Transit Division has been exploring the possible purchase of a trolley, but this would likely not be done in time for this summer. It was also suggested to use the GrapeLine bus service in the interim especially when the theater and parking structure are under construction. A small Dial a ride vehicle is available, however, the operation costs are \$30,000 per year. The DLBP felt it would be difficult to support this cost and would monitor whether there is a need after the recommendations are implemented.
2. Free All-day Parking – This recommendation included suspending the permit program, beginning July 2000, until the first quarter after the parking structure is completed and allow free all-day parking outside the core area. The DLBP felt this recommendation was a viable solution, however, some merchants felt their employees would spend unnecessary time searching for parking and wanted to continue the permit parking program with the recommended modifications.
3. Privately-owned Parking Lots – At one of the meetings, a DLBP member suggested City staff contact the property owners of the private lots located in the downtown core area and discuss the availability for public use. Staff discovered several owners have spaces available and do lease on a monthly fee of \$12.50 to \$15.00 per space. City staff will provide this information to the DLBP for any interested parties.
4. Elm Street Parking Lot located east of School Street – Community Development and Public Works departments' staffs have been working on constructing a parking lot on the north side of Elm Street east of School Street. The City has immediate possession of the property and received bids for the demolition work in May. The City intends to begin construction of the 60-space parking lot this summer.
5. Church Street Angle Parking – At the April 19 Council meeting, City Council denied the recommendation to convert the parallel to angle parking on Church Street between Locust Street and Lockeford Street to gain approximately 54 parking spaces. Initially, the DLBP was in favor of this recommendation, however, at one of the meetings, several members did not want to pursue this solution. The DLBP felt parallel parking should remain on Church Street.
6. School Street One-Way – A DLBP member suggested converting School Street to one-way northbound from Lodi Avenue to Lockeford Street. The reason for this suggestion was to gain parking spaces. There are several negative aspects to a one-way street and the DLBP felt it was not worth pursuing.
7. Varied Permit Parking Costs – At a DLBP meeting, a member and city staff suggested increasing the cost for permits located in the high demand area (Lot 3 and 4) and a lower costs for permits in the low demand area. In addition, the higher priced permits would be oversold by a small percentage. The DLBP felt reducing the permit costs and assigning permits to designated areas during the construction of the theater and parking structure would be a better solution.
8. Public Parking in the Civic Center and Library Parking Lot – At the last Council meeting, a councilmember suggested that we consider allowing public parking in the Civic Center and Library parking lot. This item was discussed however the attendees did not feel it was necessary. The parking lot will be signed to allow public parking after hours so movie goers will have convenient parking.

#### Overparking Bail

Staff has contacted several agencies to determine an appropriate overparking bail. The following agencies and current bail is shown below:

Agency	Overparking Bail
City of Sacramento	\$18.00
City of Stockton	\$12.00
City of Tracy	\$20.00
City of Woodland	\$20.00-\$23.00 depending on time limit



RESOLUTION NO. 2000-112

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING ANGLE  
PARKING AT VARIOUS LOCATIONS, APPROVING REDUCTION IN ZONE  
B PERMIT FEE, THEREBY AMENDING TRAFFIC RESOLUTION NO. 97-  
148, AND FURTHER APPROVING CONCURRENCE WITH MODIFYING  
PERMIT AND TIME RESTRICTION AREAS

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BE IT RESOLVED, that the City Council of the City of Lodi does hereby approve Angle Parking at various locations as shown on the Exhibits attached hereto, and further approves amending City of Lodi Traffic Resolution No. 97-148, Section 4 "Angle Parking Areas" and is hereby amended by allowing angle parking on the following streets:

:

- School Street between Locust Street and Lockeford Street, east side.
- Sacramento Street between Lodi Avenue and Walnut Street, east side.
- Sacramento Street between Elm Street and Lockeford Street, east side.
- Locust Street between Church Street and Sacramento Street, north side.

BE IT RESOLVED, that the City Council of the City of Lodi does hereby approve reducing Zone B Permit fees from \$30.00 to \$15.00 per quarter, and further approves amending City of Lodi Traffic Resolution No. 97-148, Section 6(B) "Permit Parking Zone B- Downtown Area" setting forth that change.

FURTHER RESOLVED, that the City Council hereby concurs with modifying permit and time restriction areas.

Dated: June 21, 2000

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I hereby certify that Resolution No. 2000-112 was passed and adopted by the City Council of the City of Lodi in a regular meeting held June 21, 2000, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Land, Nakanishi, Pennino  
and Mann (Mayor)

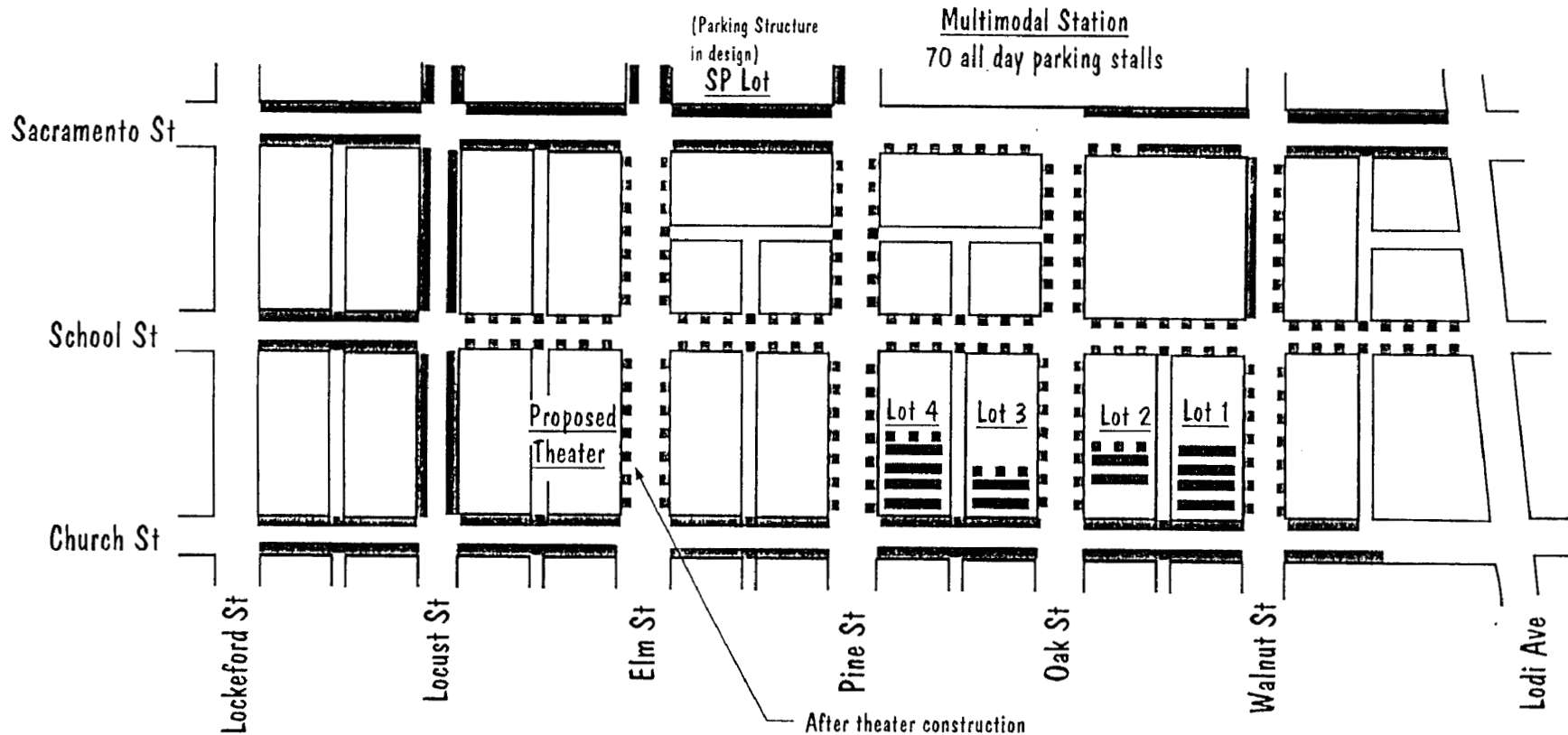
NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None

  
JACQUELINE L. TAYLOR  
Interim City Clerk

# DOWNTOWN PARKINGTentative Temporary Parking Modifications



### LEGEND

- ■ ■ - Core Area, 2 hour with some 30 minute parking
- - Proposed all day parking (may have some 30 minute parking)

NOTE: All other parking limits remain unchanged.  
Temporary modifications to remain until  
parking structure is completed.

May 2000

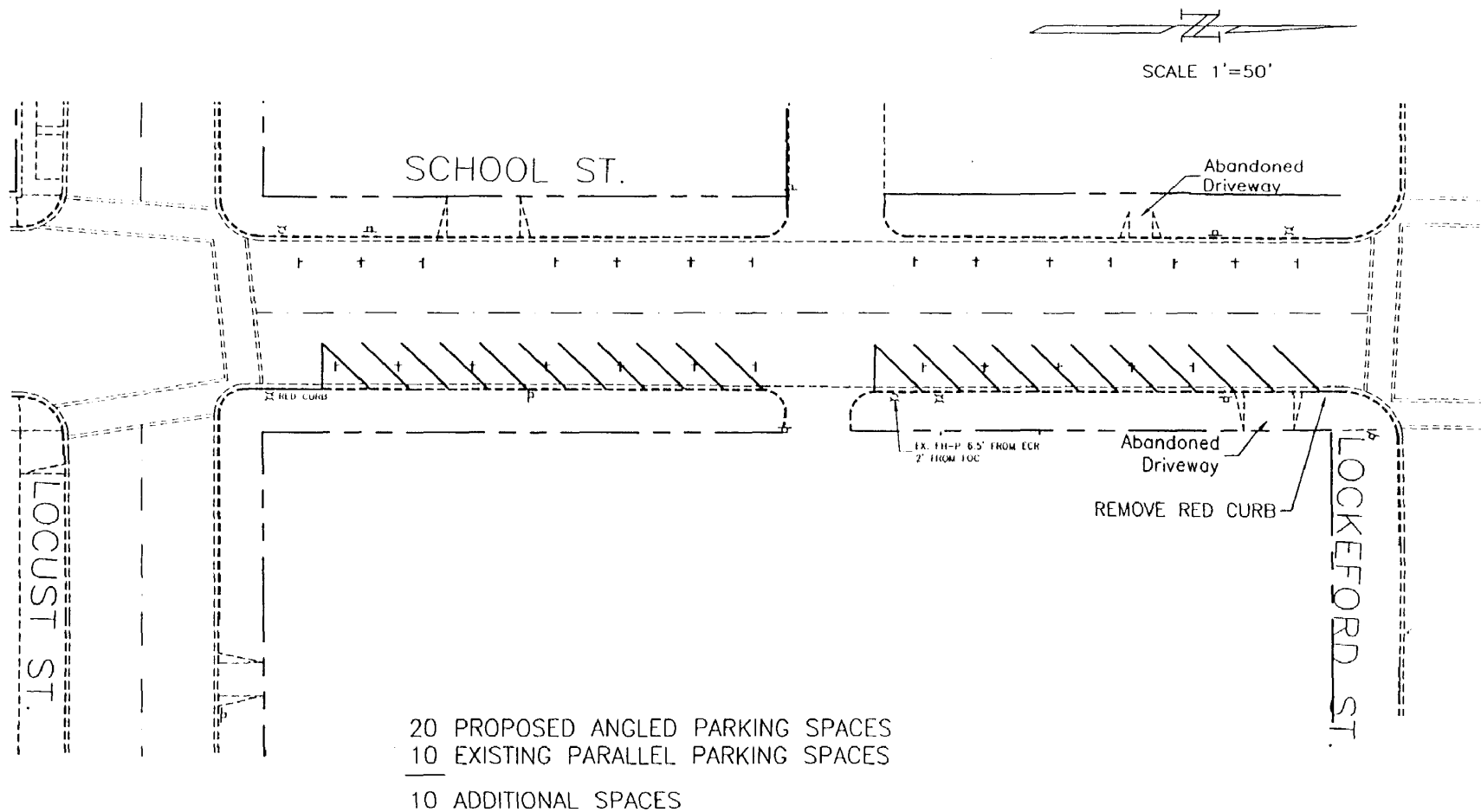
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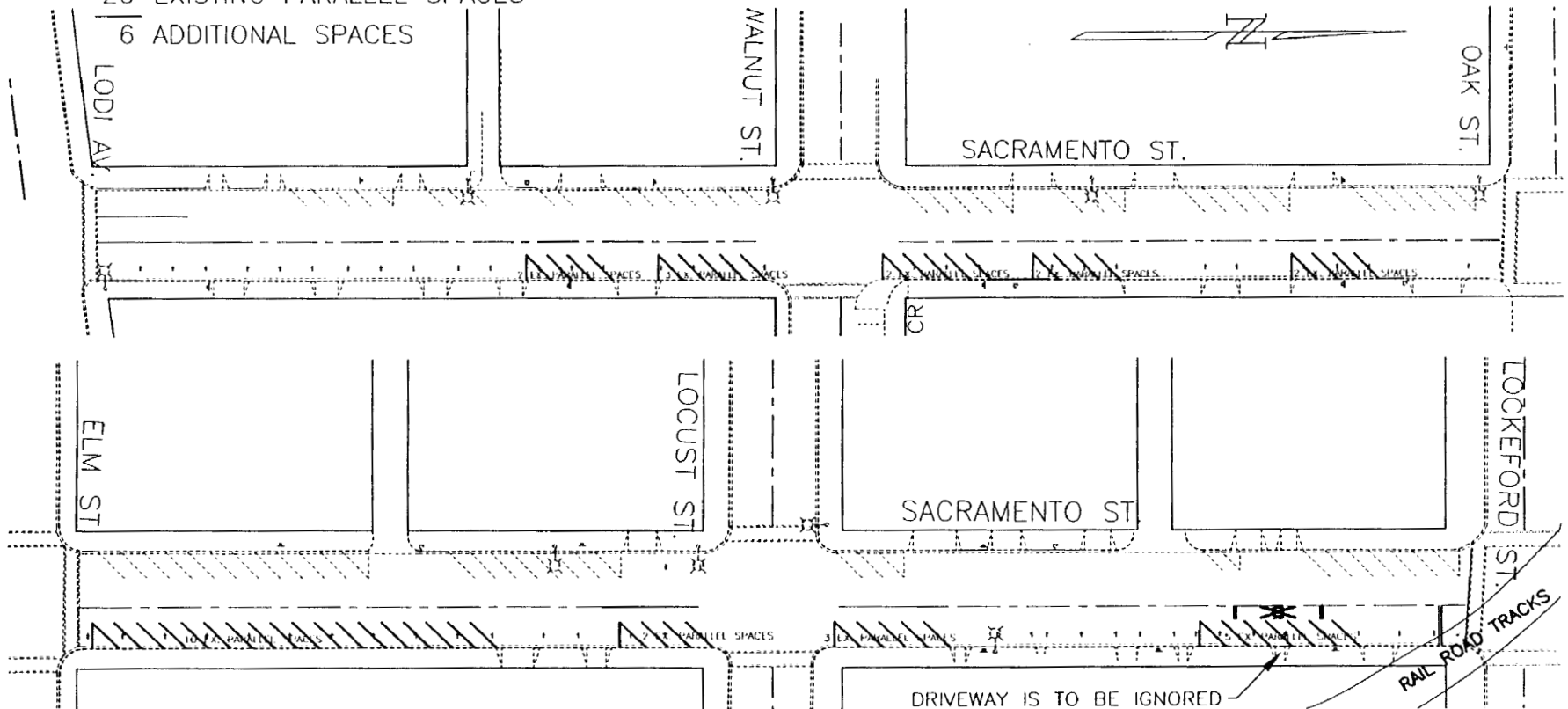


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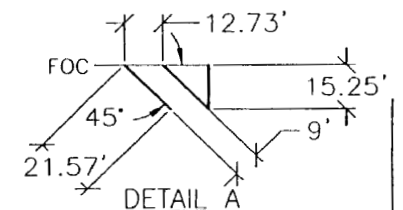
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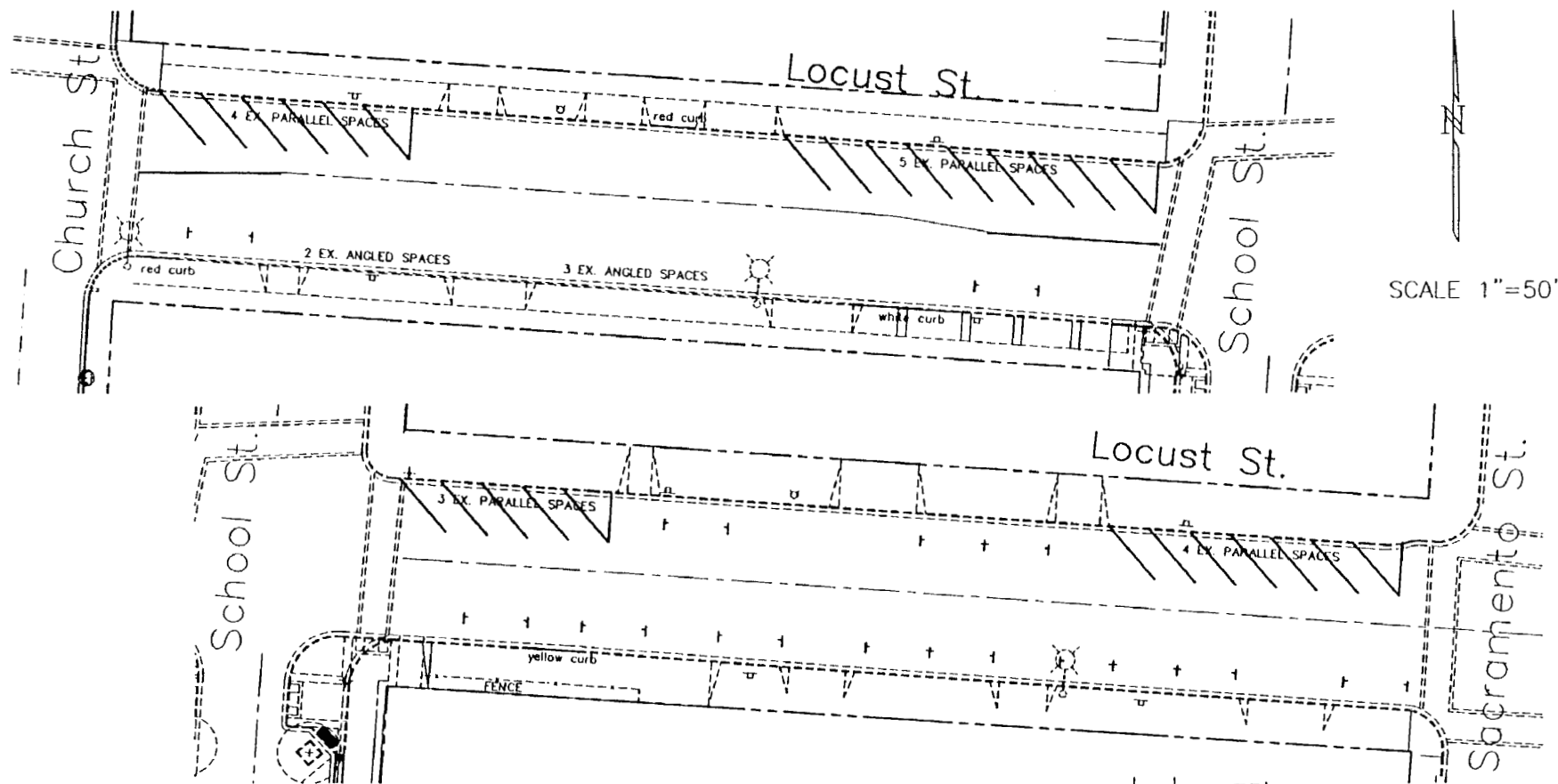




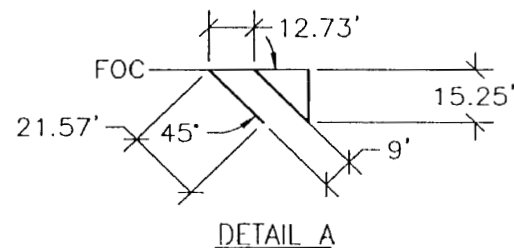
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CITY COUNCIL

STEPHEN J. MANN, Mayor  
ALAN S. NAKANISHI  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
KEITH LAND  
PHILLIP A. PENNINO

CITY OF LODI  
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6706  
FAX (209) 333-6710  
EMAIL pwdept@lodi.gov  
http://www.lodi.gov

June 15, 2000

H. DIXON FLYNN  
City Manager  
JACQUELINE L. TAYLOR  
Interim City Clerk  
RANDALL A. HAYS  
City Attorney  
RICHARD C. PRIMA, JR.  
Public Works Director

Downtown Lodi Business Partnership  
Board of Directors

Affected School Street Businesses

Affected Sacramento Street Businesses

Affected Locust Street Businesses

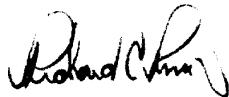
SUBJECT: Downtown Parking Issues - Amend Traffic Resolution to Adopt Angle  
Parking at Various Locations and Modify Permit Fee

Enclosed is a copy of background information for the subject item on the City Council agenda of Wednesday, June 21, 2000. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, located at 305 West Pine Street.

This item has been reviewed and is recommended by the Downtown Lodi Business Partnership (DLBP). Staff and DLBP have had several meetings and feel the enclosed recommendations will help alleviate the parking problems. Unless a Council Member requests discussion, this item will not be discussed. However, during the meeting, the Mayor will give the public an opportunity to address this item as well as other consent calendar items. If you are a downtown merchant/DLBP member, and have any questions on the parking modifications, please contact the DLBP Executive Director, Lew VanBuskirk, at 369-8052. If you have questions for City staff about this item, please contact Paula J. Fernandez, Associate Traffic Engineer, at 333-6800, ext. 2667.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910, or hand-deliver it to City Hall, Administration Department, at 221 West Pine Street. If mailing, please allow enough delivery time.

If you wish to address the Council at the Council Meeting, please complete a speaker's card (available at the Carnegie Forum) immediately prior to the start of the meeting and hand-deliver it to the City Clerk. If you have any questions about communicating with the Council, please contact Jackie Taylor, Interim City Clerk, at 333-6702.



Richard C. Prima, Jr.  
Public Works Director

RCP/lm

Enclosure

cc: Interim City Clerk ✓  
Municipal Court Judge Baysinger  
Municipal Court Judge Warner

NCDWNTWNPKG2

*making  
hand-delivery  
lists attached.*  
JMC

SHAWN MAZZANTI PRES  
DOWNTOWN LODI BUSINESS PTP  
c/o BANK OF THE WEST  
229 S CHURCH ST  
LODI CA 95240

CHUCK HIGGS VICE PRES  
DOWNTOWN LODI BUSINESS PTP  
c/o LODI NEWS SENTINEL  
125 N CHURCH ST  
LODI CA 95240

JOE MULLIGAN TREASURER  
DOWNTOWN LODI BUSINESS PTP  
c/o CAPITAL THRIFT  
101 S SCHOOL ST  
LODI CA 95240

NICOLE WEBB SECRETARY  
DOWNTOWN LODI BUSINESS PTP  
c/o WEBB'S COFFEE SHOP  
116 N SCHOOL ST  
LODI CA 95240

LEWIS F VAN BUSKIRK EXEC DIR  
DOWNTOWN LODI BUSINESS PTP  
P O BOX 1565  
LODI CA 95241

ALAN GOLDBERG PAST PRES  
DOWNTOWN LODI BUSINESS PTP  
c/o FARMERS & MERCHANTS BANK  
121 W PINE ST  
LODI CA 95240

JOHN BORELLI  
DOWNTOWN LODI BUSINESS PTP  
c/o JOHN BORELLI JEWELERS  
9 N SCHOOL ST  
LODI CA 95240

MICHELLE PERRY  
DOWNTOWN LODI BUSINESS PTP  
c/o CREATIVE SERVICES  
115 W WALNUT ST  
LODI CA 95240

BILL SANDEEN  
DOWNTOWN LODI BUSINESS PTP  
c/o HAZEL'S  
28 S SCHOOL ST  
LODI CA 95240

KEN CANTRELL  
DOWNTOWN LODI BUSINESS PTP  
c/o LONGS DRUGS  
100 W LODI AVE  
LODI CA 95240

MIKE LA PENTA  
DOWNTOWN LODI BUSINESS PTP  
c/o TUXEDOS OF LODI  
12 N SCHOOL ST  
LODI CA 95240

ROB GOIN  
DOWNTOWN LODI BUSINESS PTP  
c/o LODI BARBERSHOP  
5½ S SCHOOL ST  
LODI CA 95240

*Downtown Lodi Business Partnership (DLBP)*

*Board of Directors*

*mailed 6/16/00*



# BUSINESSES AFFECTED BY ANGLE PARKING PROPOSAL ON LOCUST ST./ SACRAMENTO ST./ SCHOOL ST.

Name	Address
Salon, Salon	200 N. Church St.
Advantage Real State	101 W. Locust St. Suite 1
Scahffer Suess & Boyd	101 W. Locust St. Suite 2
The Record	101 W. Locust St. Suite 4
Pantel's Electric 111	21 W. Locust St.
Credit Bureau of San Joaquin	10 W. Locust ST. #C
	10 W. Locust #B
Residence	218 N. School St.
Silver Bullet	219 N. School St.
Linda's Tax Service	210 N. School St.
Mason Guest home	209 N. School St.
Valley Paints	130 N. School St.
Chrysler-Plymouth Dodge	2 W. Lockeford St.
Ehlers Auto	217 N. Sacramento St.
Wright Motors	214 N. Sacramento St.
SJC, Dept. of Agriculture	210 N. Sacramento St.
Central Automotive Technology	201 N. Sacramento St.
Saks	200 N. Sacramento St.
Herold & Mielenz, INC.	130 N. Sacramento St.
Mazatlan Café	125 N. Sacramento St.
Mexican Restaurant	119 N. Sacramento St.
El Tropical Club	118 N. Sacramento St.
El Tahur, Mexican Restaurant	117 N. Sacramento St.
Rainbow Club	116 N. Sacramento St.
Lodi Sports Club	114 N. Sacramento St.
Napa Auto Parts	108 N. Sacramento St.
Pay-Less Market	101 N. Sacramento St.
Joe Hassan's	100 N. Sacramento St.
Giant Discount Tires	100 S. Sacramento St.
Morris Auto Supply	101 S. Sacramento St.
New Life Ministries	105 S. Sacramento St.
Jim's Custom Machine	210 S. Sacramento St.
Perales Automotive	216 S. Sacramento St.